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# CITY OF KELOWNA

## MEMORANDUM

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**Date:** May 21, 2002

**File No.:** Z02-1011

**To:** City Manager

**From:** Planning and Development Services Department

**Subject:**

APPLICATION NO. Z02-1011

OWNER: GLENWEST PROPERTIES LTD.

AT: 205 CLIFTON ROAD N.

APPLICANT: GLENWEST PROPERTIES LTD.

PURPOSE: TO REZONE THE SUBJECT PROPERTY FROM THE A1 – AGRICULTURE 1 ZONE TO THE A1s – AGRICULTURE 1 WITH SECONDARY SUITE ZONE TO PERMIT THE CONSTRUCTION OF A SECONDARY SUITE ON TOP OF A DETACHED GARAGE

EXISTING ZONE: A1 – AGRICULTURE 1

PROPOSED ZONE: A1s – AGRICULTURE 1 WITH SECONDARY SUITE

REPORT PREPARED BY: KIRSTEN G. BEHLER

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### 1.0 RECOMMENDATION

THAT Rezoning Application No. Z02-1011 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 8, Section 8, Twp. 23, ODYD, Plan 29568, located on Clifton Road N., Kelowna, B.C. from the A1 – Agriculture 1 zone to the A1s – Agriculture 1 with Secondary Suite zone be considered by Council;

AND THAT the zone amending bylaw be forward to a Public Hearing for further consideration.

### 2.0 SUMMARY

The applicant seeks to rezone the subject property from the A1 – Agriculture 1 zone to the A1s – Agriculture 1 with Secondary Suite zone in order to be permitted the construction of a suite on top of the detached garage

### 3.0 BACKGROUND

#### 3.1 The Proposal

The subject property is located in Clifton/Glenmore Highlands, on the east side of Clifton Road North. The applicant wishes to construct a three-bedroom single family home on the currently vacant property. In addition, he would like to build a secondary suite.

The two-bedroom suite would be located on top of a detached garage. Parking on the site would be located in the three-car garage, with an additional stall adjacent to the garage.

The property is located in a Development Permit area for both Hazardous Conditions and Wildland Fire Hazard. Since the house and garage would be constructed on slopes of less than 30%, the Development Permit requirement has been waived. A Fire Hazard Assessment was provided by the applicant, which will have to be registered on title of the property prior to building permit issuance.

The application meets the requirements of the A1s – Agriculture 1 with Secondary Suite zone as follows:

<b>CRITERIA</b>	<b>PROPOSAL</b>	<b>A1s ZONE REQUIREMENTS</b>
Lot Area (m <sup>2</sup> )	9,44 ha	2.0ha
Lot Width (m)	142m	40.0m
Lot Depth (m)	660m	N/A
Site Coverage (%)	0.3%	10% for residential uses
Total Floor Area (m <sup>2</sup> )		
- House	369m <sup>2</sup>	
- Secondary suite		
Storeys (#)	2 storeys	2.5 storeys
Setbacks (m)		
- Front	30m	6.0m
- Rear	630m	10.0
- Side		
- North	60m	3.0m
- South	40m	3.0m
Parking Spaces	4	3

#### 3.2 Site Context

The subject property is located in Clifton/Glenmore Highlands, on the east side of Clifton Road North. It is currently zoned A1 – Agriculture 1. The area is predominantly zoned A1, with RR3 – Rural Residential 3 zones located along Clifton Road North and Prince Edward Drive. No properties in the vicinity of the subject property are currently zoned to allow a secondary suite.

Adjacent zones and uses are, to the:

- North - A1 – Agriculture 1: Forest
- East - A1 - Agriculture 1: Forest
- South - P3 – Parks and Open Space: Forest
- West - A1 - Agriculture 1: Forest

### 3.3 Site Location Map



### 3.3 Existing Development Potential

The property is zoned A1 – Agriculture 1. The purpose of this zone is to provide for rural areas and agricultural , as well as other complementary uses suitable in an agricultural setting. Secondary suites are allowed on lots with A1s – Agriculture 1 with Secondary Suite zoning.

### 3.4 Current Development Policy

#### 3.4.1 Kelowna Official Community Plan

The western section of the property, in which the proposed house would be located, is designated as Single/Two Family Residential in the Official Community Plan. The Single/Two Family Residential designation covers single detached homes for occupancy by one family, single detached homes with a secondary suite, semi-detached buildings used for two dwelling units, and complementary uses (OCP, Chapter 15). The application is therefore consistent with this designation. The eastern section of the lot is designated as Park/Open Space, with the northeasternmost corner of the lot being designated as Future Urban Reserve.

### 3.4.2 City of Kelowna Strategic Plan (1992)

One of the objectives of the Strategic Plan is “to develop a more compact urban form by increasing densities through infill and re-development within existing urban areas and to provide for higher densities within future urban areas” (Objective 1.1). The proposal is consistent with this objective and with its accompanying strategies.

### 3.4.3 Glenmore/Clifton/Dilworth Sector Plan

The Glenmore/Clifton/Dilworth Sector Plan encourages infill and conversions to be consistent with the neighbourhood structure and character. Infill through the addition of a secondary suite is a form of intensification that is consistent with the single-family character of this neighbourhood.

## 4.0 TECHNICAL COMMENTS

The application has been submitted to various technical agencies and City departments, and the following relevant comments have been submitted:

### 4.1. Inspection Service Department

Geotechnical and structural engineers will be required at the building permit stage. Ensure driveway grade conforms to the maximum permitted.

### 4.2 Public Health Inspector

The Ekistics drawing for the Blenk residence March 10, 2002, shows 5 bedrooms in the house and an upper suite in garage. The sewage permit March 5, 2002, for Lot 8, Plan 29568, 205 Clifton Road was issued for 3 bedrooms plus a suite at 550 IGPD. Ensure estimated daily sewage flow is correct. Design engineer to confirm the size of septic system, and provided that the information is correct, we have no objections to the proposed development from the information provided.

The applicant has since clarified that the house will indeed be constructed with three bedrooms, so that the septic system will be sufficient for both the house and the suite.

### 4.3 Fire Department

Ensure that driveway turning radius will provide fire department access. Owner/developer should be made aware of limitations to fire fighting water supply (distance to hydrant and flows).

## 5.0 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

The Planning and Development Services Department has no concerns regarding the proposed rezoning of the property from the A1 – Agriculture 1 zone to the A1s – Agriculture 1 with Secondary Suite zone. The proposal is consistent with the OCP future land use designation of Single/Two Family Residential use and with OCP policies on Secondary Suites.

The suite is would be located on top of a detached garage and meets the size requirements for secondary suites.

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Andrew Bruce  
Current Planning Manager

Approved for inclusion

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R.L. (Ron) Mattiussi, ACP, MCIP  
Director of Planning & Development Services

KGB  
Attach.

## FACT SHEET

1. **APPLICATION NO.:** Z02-1011
2. **APPLICATION TYPE:** Rezoning
3. **OWNER:** Glenwest Properties Ltd.  
· **ADDRESS** C/o #3 – 1470 Water Street  
· **CITY** Kelowna, BC  
· **POSTAL CODE** V1Y 1J5
4. **APPLICANT/CONTACT PERSON:** Glenwest Properties Ltd. / C/o  
· **ADDRESS** Blenk Development Corp, Russ Foster  
· **CITY** As above  
· **POSTAL CODE**  
· **TELEPHONE/FAX NO.:** 762-2325 / 762-2929
5. **APPLICATION PROGRESS:**  
Date of Application: March 20, 2002  
Date Application Complete:  
Servicing Agreement Forwarded to Applicant: N/A  
Servicing Agreement Concluded: N/A  
Staff Report to Council: May 16, 2002
6. **LEGAL DESCRIPTION:** Lot 8, Section 8, Twp. 23, ODYD,  
Plan 29568
7. **SITE LOCATION:** Clifton/Glenmore Highlands, on the east s  
of Clifton Road North
8. **CIVIC ADDRESS:** 205 Clifton Road North  
Kelowna, BC
9. **AREA OF SUBJECT PROPERTY:** 9.44 ha
10. **AREA OF PROPOSED REZONING:** 9.44 ha
11. **EXISTING ZONE CATEGORY:** A1 – Agriculture 1
12. **PROPOSED ZONE:** A1a - Agriculture 1 with  
Secondary Suite
13. **PURPOSE OF THE APPLICATION:** To permit the construction of a suite  
on top of a detached garage
14. **MIN. OF TRANS./HIGHWAYS FILES NO.:** N/A  
**NOTE: IF LANDS ARE WITHIN 800 m OF A  
CONTROLLED ACCESS HIGHWAY**
15. **DEVELOPMENT PERMIT MAP 13.2  
IMPLICATIONS** N/A

**ATTACHMENTS**

**(not attached to the electronic version of the report)**

- Location of subject property
- Site plan
- Conceptual floor plan of house